



9 Spaxton Close

Burnham-On-Sea, TA8 2FE

Price £285,000



PROPERTY DESCRIPTION

A three bedroom, two reception room, detached house situated in a sought after location to the north of Burnham-on-Sea.

Entrance hall* cloakroom* lounge* dining room* kitchen* three bedrooms* bathroom* double glazed windows* gas central heating* garage* off street parking* enclosed sunny aspect garden to the rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden part glazed door to the:

Entrance Hall

With stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., corner wash hand basin and upvc double glazed obscured window to the front.

Lounge

13'7" x 13'2" (4.16 x 4.03)

Feature fire surround with gas fire, double glazed sliding patio doors to the garden and further upvc double glazed window to the rear. Understair storage cupboard and television point.

Dining Room

9'3" x 7'4" (2.84 x 2.25)

Upvc double glazed bow window to the front. Door to the:

Kitchen

9'3" x 8'3" (2.83 x 2.53)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas boiler supplying domestic hot water and radiators, upvc double glazed window to the rear and integral door to the garage.

First Floor Landing

Upvc double glazed window to the front. Loft access. Airing cupboard.

Bedroom 1

10'6" x 9'1" (3.21 x 2.77)

Mirror fronted wardrobes, upvc double glazed window to the rear.

Bedroom 2

10'5" x 9'0" (3.20 x 2.76)

Mirror fronted wardrobes and upvc double glazed window to the rear.

Bedroom 3

7'4" x 7'0" (2.25 x 2.15)

Storage cupboard and upvc double glazed window to the front.

Bathroom

6'10" x 5'9" (2.10 x 1.77)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden with bushes and shrubs.

To the left hand side of the property is a driveway offering off street parking for one vehicle leading to the:

PROPERTY DESCRIPTION

Garage

18'4" x 8'3" (5.61 x 2.52)

Up and over door, light and power. Eaves storage. Personal door to the rear garden.

Rear Garden

Attractive enclosed rear garden with lawn area, patio area and borders containing shrubs and bushes.

Outside tap.

Description

The property is situated in a sought after location to the north of Burnham-on-Sea close to local amenities and within easy reach of Tesco supermarket.

The property briefly comprises entrance hall with cloakroom, good sized lounge, separate dining room, kitchen and to the first floor there are three bedrooms and a bathroom. The property benefits from having double glazed windows, gas central heating, attractive enclosed garden to the rear enjoying a sunny aspect and adjoining garage with off street parking to the front.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the third exit into the extension of Love Lane and continue taking the sharp left into Stoddens Road. Proceed along Stoddens Road turning next left into Southernlea Road. Proceed to the end of Southernlea Road taking a right turn into Axbridge Close. Proceed down Axbridge Close turning right into Spaxton Close. Proceed into Spaxton Close bearing left in the cul-de-sac and the property will be found in front of you.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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